



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Marilyn Vega-Torres, Associate

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MEETING SUMMARY

**ZONING BOARD OF APPEALS
PUBLIC HEARING
DECEMBER 11, 2012**

Case # 2012-16

125, 129, 135, 139 Library Street and Marlboro Street – Happy Days ADH Program, Inc.

For Special Permit to establish an adult day care facility section 34-51 (change from non-conforming use to another) at former Shawmut Printing structure which is not in compliance with zoning ordinance for setbacks and off-street parking space size and location
REQUEST BY PETITIONER FOR CONTINUATION TO JANUARY 8, 2013

Case # 2012-17

24-26 Adams Street / Wesley Street – Maria Russo / 320 Revere Beach Parkway, LLC

For Special Permits to change a non-conforming use (restaurant/bar) to another non-conforming use (retail dress shop) and to allow off-street parking that is not in conformance with parking requirements in the Zoning Ordinance
APPROVED WITH CONDITIONS

Case # 2012-18

118 Warren Avenue – James & Lillian Guido

For Special Permit to convert an existing single family dwelling structure into two dwelling units which do not meet current zoning requirements for number of off-street parking spaces
CONTINUED TO JANUARY 8, 2013 MEETING

Case # 2012-19

111 Crescent Avenue – Dennis Cataldo / Cataldo Ambulance

For Special Permit to establish an ambulance service and related use requiring forty-four (44) off-street parking spaces
CONTINUED TO JANUARY 8, 2013 MEETING

Case # 2012-20

71 Grove Street – Mai Phung / Phung / Porzio Architects

For Special Permit and Variance to convert existing wood frame two-family residential structure into three dwelling units which does not meet current zoning requirements for minimum lot size, useable open space and number of off-street parking spaces
CONTINUED TO JANUARY 8, 2013 MEETING